

57-284

BK 7572PG 336

TRANSFER
TAX
PAID

WARRANTY DEED
028849

We, **DAVID MULLEN** and **KATHLEEN K. MULLEN**, of Winslow, in the County of Kennebec and the State of Maine

For consideration paid,

grant to **KATHLEEN J. O'BRIEN**, of Andover, in the Commonwealth of Massachusetts whose mailing address is: 115 Massachusetts Avenue, Andover, MA

with **WARRANTY COVENANTS**

A certain lot or parcel of land situated in **WATERVILLE**, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a stake on the land of Mr. & Mrs. Thomas Clair running in a westerly direction in the line of land of said Clair and land now or formerly of Kervin, the distance of one hundred twenty-one (121) and 65/100 feet to a stake in the line of land of Samuel Wein; thence in a northerly direction at right angles with the first boundary line eighty-five (85) feet to a stake; thence in an easterly direction and at right angles with the second boundary line the distance of one hundred twenty-one (121) and 65/100 feet to a stake on land owned now or formerly by Thomas Clair; thence in a southerly direction along the line of said Clairs, the distance of eighty-five (85) feet to the point of beginning.

Excepting and reserving, however, a certain lot or parcel of land thereon, eighty-five feet, more or less, in depth with fifty feet on Donald Street comprising the westerly fifty feet of the premises above described now or formerly owned by John Kervin. Reference is made to a quitclaim deed from John Kervin to Estelle Kervin dated May 21, 1957 and recorded May 23, 1957 in Kennebec Registry of Deeds Book 1079 Page 140.

It is a condition of this conveyance, however, that no building or structure shall be erected on the property within five (5) feet of the driveway which comprises the westerly bound hereof.

Subject, however, to an easement from Estelle Kervin to Waterville Sewerage District dated June 6, 1957 and recorded June 11, 1957 in said Registry Book 1082 Page 349 and an easement to Waterville Sewerage District dated June 7, 1991 and recorded June 13, 1991 in said Registry Book 3924 Page 213 and re-recorded in Book 3938 Page 126.

Meaning and intending to convey a portion of the same premises described in a warranty deed from William J. Kervin to Kathleen K. Mullen and David Mullen dated October 20, 1978 and recorded October 21, 1978 in Kennebec Registry of Deeds Book 2159 Page 308 and whatever interest in said real estate as may have been acquired by warranty deed from Edward D. Kervin to Kathleen K. Mullen and David D. Mullen dated January 25, 1979 and recorded March 1, 1979 in said Registry Book 2186 Page 179.

WITNESS our hands and seals this FIFTEENTH day of August, 2003.

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Seller's Initials DM
Seller's Initials Km

Warren Poulin
30 Clinton Ave
2

57-284

BK 7572PG337

Warren M. Poulin (to be) David D. Mullen
Witness DAVID MULLEN

Kathleen K. Mullen
Witness KATHLEEN K. MULLEN

STATE OF MAINE, Kennebec, ss.

August 18, 2003

Then personally appeared the above named **DAVID MULLEN** and **KATHLEEN K. MULLEN** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Warren M. Poulin
Warren M. Poulin, Attorney at Law and
Notary Public (Print Name)



Seller's Initials DM
Seller's Initials Km

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RECEIVED KENNEBEC SS.

2003 AUG 18 AM 9:00

ATTEST: David D. Mullen
REGISTER OF DEEDS